



111 West Chesapeake Avenue  
Baltimore, MD 21201

November 4, 1992

(410) 887-3353

Benjamin and Judy Hassen  
1110 Park Heights Avenue  
Wings Mill, Maryland 21117

Re: CASE NUMBER: 93-184-A  
LOCATION: 1110 Park Heights Avenue, 520' W of 1110 Valley Court  
Title Park Heights Avenue  
3rd Election District - 3rd Councilmanic District

Dear Petitioner(s):

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a response regarding the administrative process.

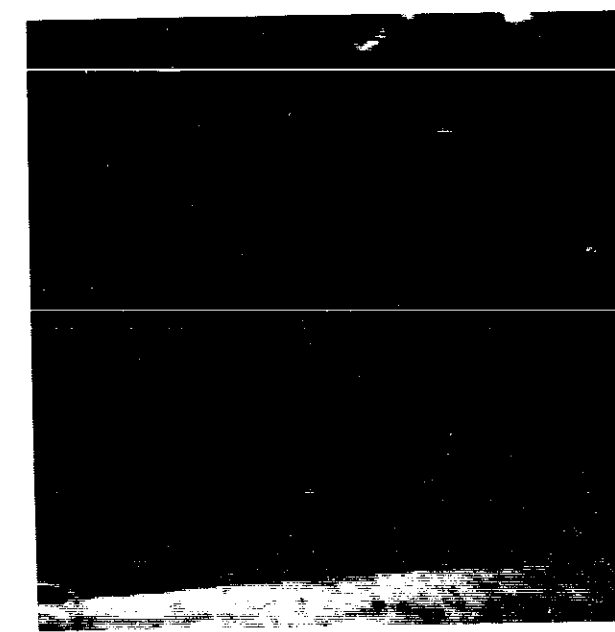
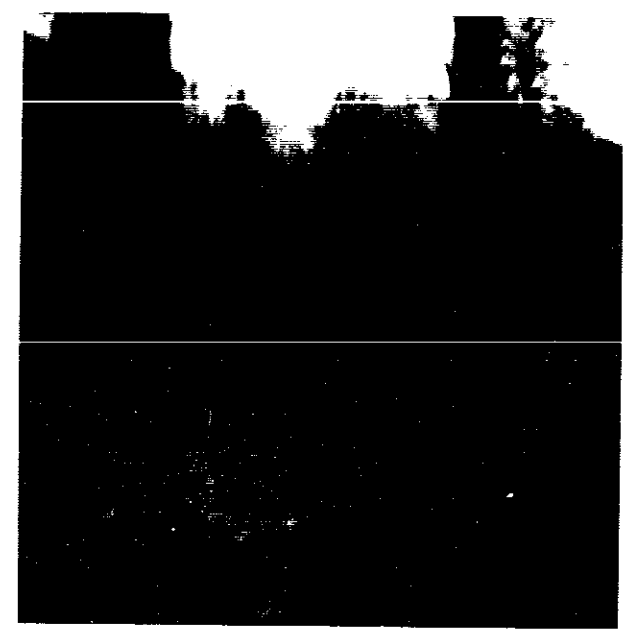
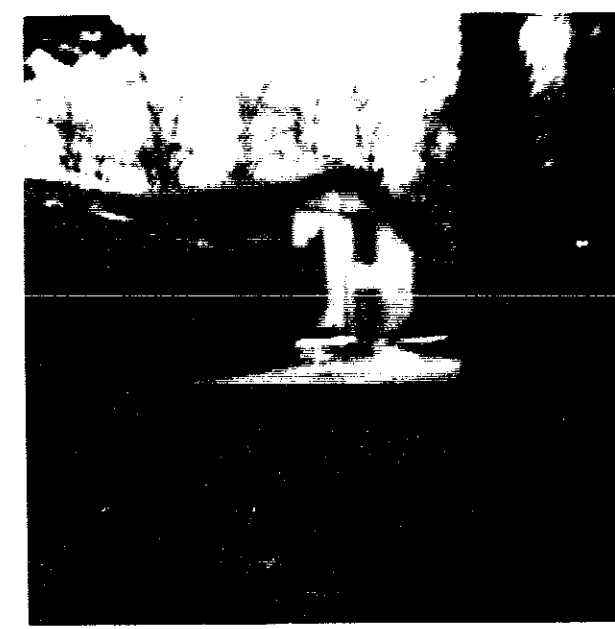
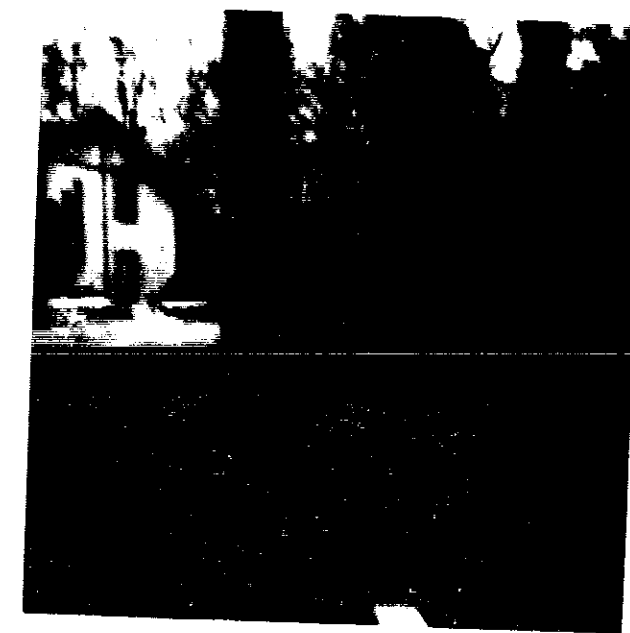
1. Your property will be posted on or before December 20, 1992, the closing date (January 4, 1993) is the deadline for a variance to file a formal request for a public hearing. After the closing date, the file will be processed by the Council of Planning and Zoning. At that time an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2. In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Councilmanic District), the property will be posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertisement are payable by the petitioner(s).

3. Please be advised that you must return the sign and post to this office. They may be returned after the closing date; failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Bill John*  
Arnold  
Director



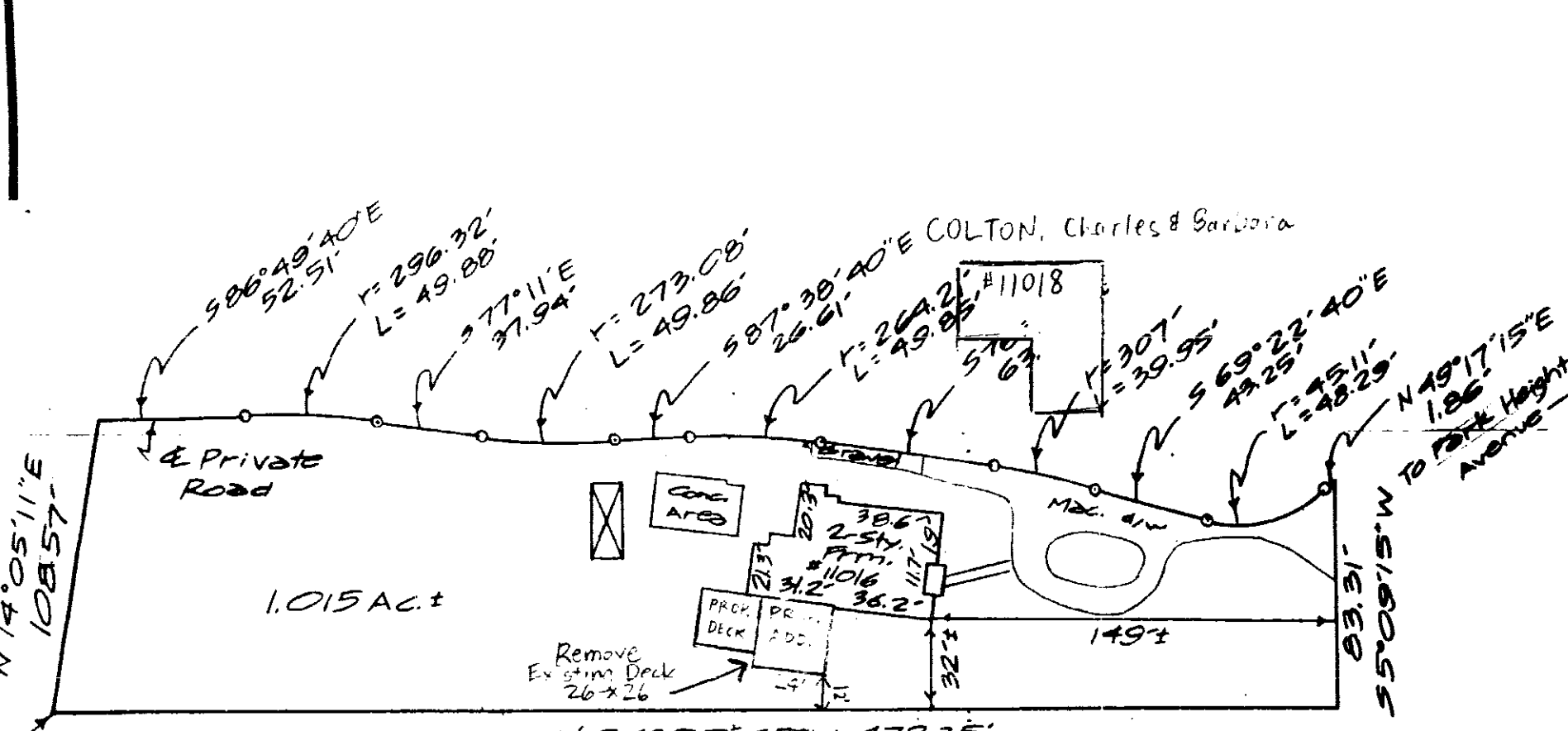
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11016 PARK HEIGHTS AVE

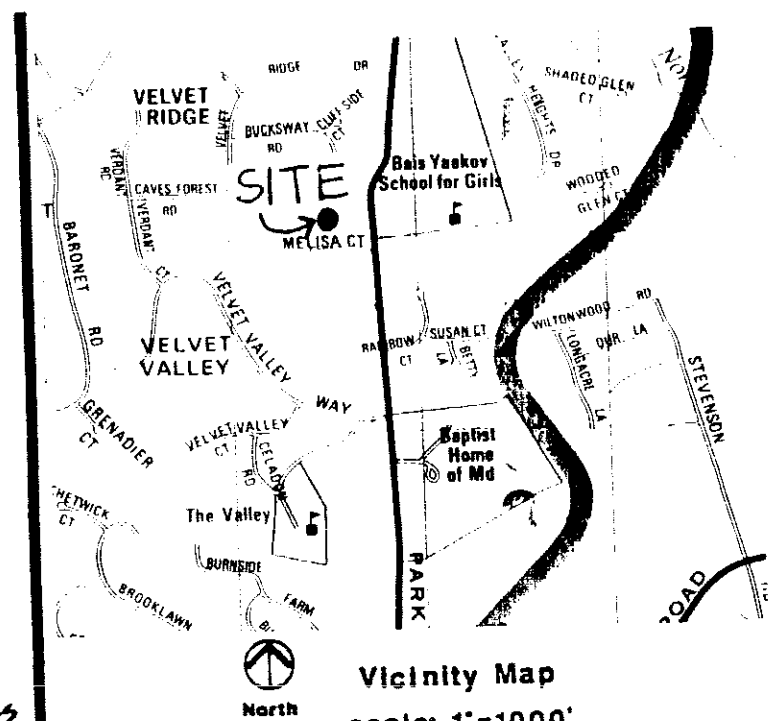
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: VALLEY GATE  
plat book # 35 folio # 22 lot # 18 section 1

OWNER: Hassen, Benjamin & Judy

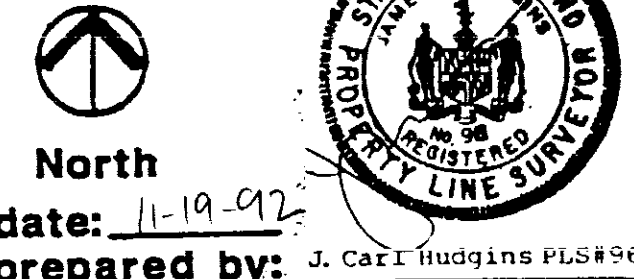


Pin Found, P.O.B.  
& 16' ATT EASEMENT  
North Outline of ONE MILE NORTH  
South Outline of PAPER TRACT



**LOCATION INFORMATION**  
Councilmanic District: 3  
Election District: 3  
1"=200' scale map: NW 12F  
Zoning: RC-5  
Lot size: 1.0154 acreage square feet  
SEWER: ☐ public ☒ private  
WATER: ☐ public ☒ private  
Chesapeake Bay Critical Area: ☐ ☒  
Prior Zoning Hearings: NONE

**Zoning Office USE ONLY!**  
reviewed by: LG ITEM #: 197 CASE#: 93-184-A



North  
date: 11-19-92  
prepared by: J. Carl Huggins PLS#96

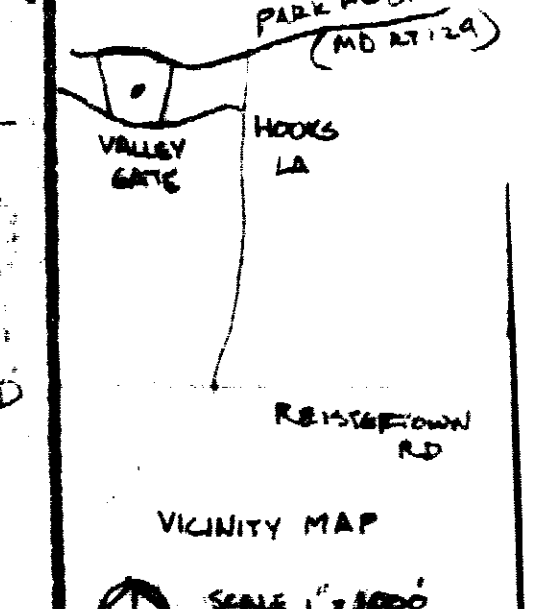
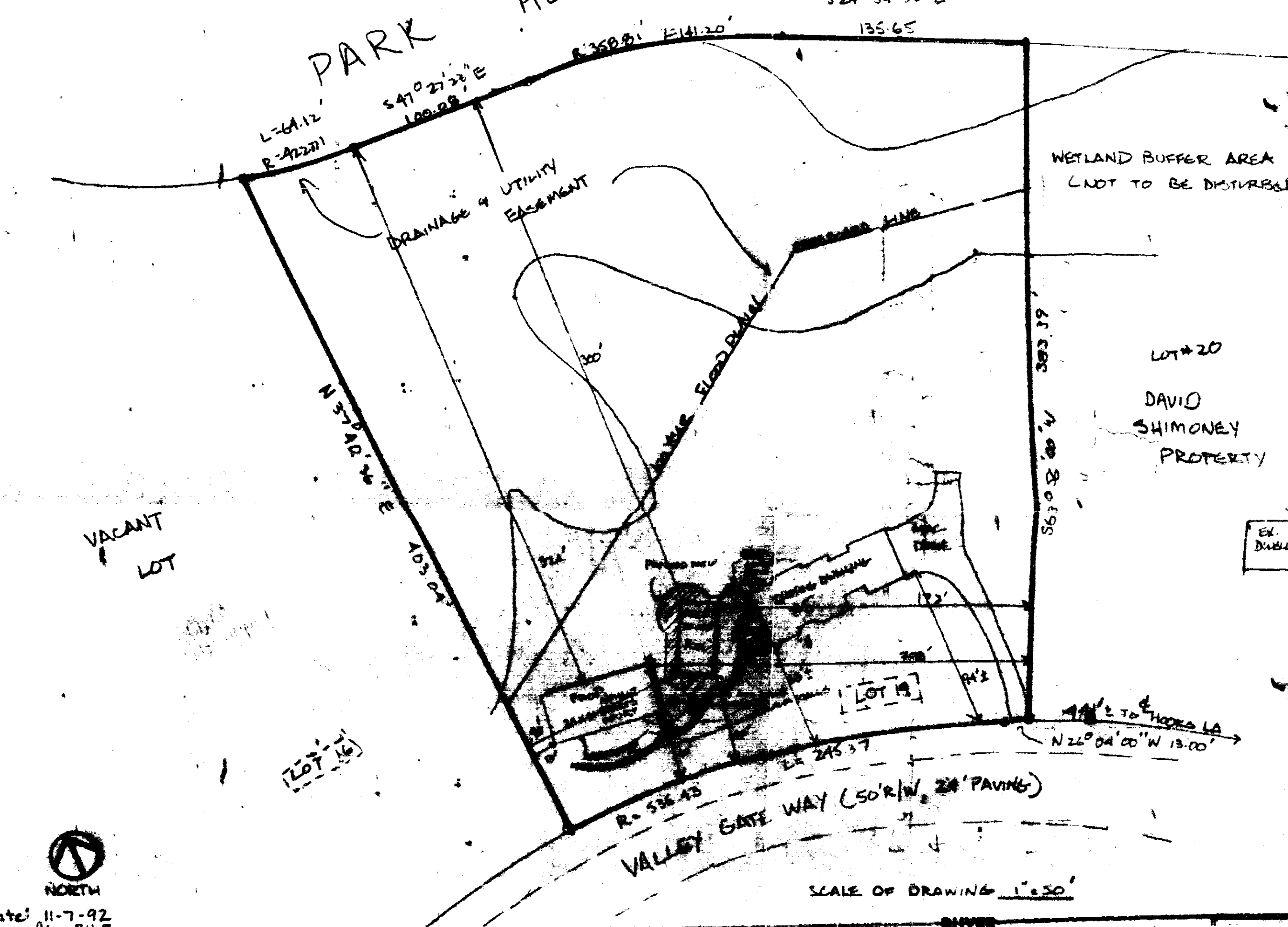
Scale of Drawing: 1"= 60' 93-184-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 5 VALLEY GATE WAY

Subdivision name: VALLEY GATE  
plat book # 35 folio # 22 lot # 18 section 1

OWNER: RONALD & SHELLEY SEPT



**LOCATION INFORMATION**  
Councilmanic District: 3  
Election District: 3  
1"=200' scale map: NW 12F  
Lot size: 1.0154 acreage square feet  
SEWER: ☐ public ☒ private  
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Prior Zoning Hearings: NONE

**Zoning Office USE ONLY!**  
reviewed by: LG ITEM #: 197 CASE#: 93-184-A

93-184-A





93-183-f

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' +	ECCLESTON PO.	NW
DATE OF PHOTOGRAPHY JANUARY 1986	CHATTOLANEE	12-F
		MICA



IN RE: PETITION FOR ADMINISTRATIVE VARIANCE  
8/5 Valley Gate Way, 441 ft. N of c/1 Hooks Lane  
5 Valley Gate Way  
3rd Election District  
3rd Councilmanic District  
Ronald Seff, et ux  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 93-184-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow two accessory structures (pool and sports court) to be located in the front/side yard, in lieu of the required rear yard, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from his immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of February, 1993 that the Petition for a Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow two accessory structures (pool and sports court) to be located in the front/side yard, in lieu of the required rear yard, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

February 23, 1993

Mr. and Mrs. Ronald Seff  
5 Valley Gate Way  
Pikesville, Maryland 21208

RE: Petition for Administrative Zoning Variance  
Case No. 93-184-A  
5 Valley Gate Way

Dear Mr. and Mrs. Seff:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.

Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County

for the property located at 5 VALLEY GATE WAY  
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 To allow 2 accessory structures (pool & sports court) to be located in the side/front yard in lieu of the required rear yard

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BUILD A 20X40 INGROUND CONCRETE POOL IN THE SIDE YARD AND A 20X60 ASPHALT SPORTS COURT IN THE SIDE YARD PROTRUDING INTO THE FRONT YARD DUE TO BACK YARD CONTAINING SEPTIC RESERVE, FLOOD PLAIN EASEMENT AND WETLAND BUFFER AREAS.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
Type or Print Name  
Signature  
Address  
City  
State  
Zip Code  
Attorney for Petitioner  
Type or Print Name  
Signature  
Address  
City  
State  
Zip Code  
Phone No.

Legal Owner(s)  
Type or Print Name  
Signature  
Address  
City  
State  
Zip Code  
Phone No.

RONALD SEFF  
SHELLEY SEFF  
5 VALLEY GATE WAY #10 986-7774  
PIKESVILLE MD 21208

A Public Hearing having been requested and/or held, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

RECEIVED BY \_\_\_\_\_ DATE 12-4-92  
ESTIMATED POSTING DATE 12-20-92

Item # 198

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) believe component to certify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does not previously reside at 5 VALLEY GATE WAY  
PIKESVILLE MD 21208

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

TO BUILD A 20X40 INGROUND CONCRETE POOL IN THE SIDE YARD AND TO BUILD AN ASPHALT 20X60 SPORTS COURT IN THE SIDE YARD AND PROTRUDING INTO THE FRONT YARD DUE TO BACK YARD CONTAINING SEPTIC RESERVE AND FLOOD PLAIN EASEMENT AND WETLAND BUFFER AREAS

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Ronald Seff  
SHELLEY SEFF

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 16 day of NOVEMBER, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RONALD AND SHELLEY SEFF

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11-16-92

My Commission Expires: 12-1-92

Zoning Description Item #198  
#5 Valley Gate Way

Beginning at a point on the East side of Valley Gate Way, 441 ft NW of the Centerline of Hooks Lane. Being Lot no. 19 in the subdivision "Section One, Valley Gate as recorded in Baltimore County Plat Book 55 folio 22 containing 3.16 ac.t. Also known as 5 Valley Gate Way and located in the 3rd Election District.

93-184-A

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: 12/16/92

Posted for: Variance

Petitioner: Ronald & Shelley Seff

Location of property: 5 Valley Gate Way (S) NW of Hooks Lane

Location of Sign: Facing road way, on property of Baltimore

Remarks: Mailed

Posted by: Mailed

Number of Signs: 1

Baltimore County  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-4180

Number

12/16/92

FOR THE ZONING COMMISSIONER

OFFICE OF ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT

OFFICE OF POSTING SERVICES

LAST NAME OF OFFICIAL: JEFF

DATE: 12/16/92

TIME: 1:00 PM

PLACE: 5 VALLEY GATE WAY

REASON: VARIANCE

REMARKS: Mailed

POSTED BY: Mailed

NUMBER OF SIGNS: 1

DATE OF POSTING: 12/16/92

TIME OF POSTING: 1:00 PM

PLACE OF POSTING: 5 VALLEY GATE WAY

REASON FOR POSTING: VARIANCE

REMARKS: Mailed

POSTED BY: Mailed

NUMBER OF SIGNS: 1

DATE OF POSTING: 12/16/92

TIME OF POSTING: 1:00 PM

PLACE OF POSTING: 5 VALLEY GATE WAY

REASON FOR POSTING: VARIANCE

REMARKS: Mailed

POSTED BY: Mailed

NUMBER OF SIGNS: 1

DATE OF POSTING: 12/16/92

TIME OF POSTING: 1:00 PM

PLACE OF POSTING: 5 VALLEY GATE WAY

REASON FOR POSTING: VARIANCE

REMARKS: Mailed

POSTED BY: Mailed

NUMBER OF SIGNS: 1

DATE OF POSTING: 12/16/92

TIME OF POSTING: 1:00 PM

PLACE OF POSTING: 5 VALLEY GATE WAY

REASON FOR POSTING: VARIANCE

REMARKS: Mailed

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TIME OF POSTING: 1:00 PM

PLACE OF POSTING: 5 VALLEY GATE WAY

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REMARKS: Mailed

POSTED BY: Mailed

NUMBER OF SIGNS: 1

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REMARKS: Mailed

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REASON FOR POSTING: VARIANCE

REMARKS: Mailed

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REMARKS: Mailed

POSTED BY: Mailed

NUMBER OF SIGNS: 1

DATE OF POSTING: 12/16/92

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
4th day of December 1992.

*Carl Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Ronald Seff, et ux  
Petitioner's Attorney:

Printed on Recycled Paper

DPM/Developers Engineering Division (Public Services) 12/18/92  
Development Review Committee Response Form  
Authorized signature *David Ramsey* Date *12/18/92*

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Catherine L. Graham	191		12-14-92 NC
DED DEPRM RP STP TE			
✓ Richard C. and Nancy G. Powell	192		NC
DED DEPRM RP STP TE			
Huntington Development Corporation	193		Comment
DED DEPRM RP STP TE			
Nancy E. and David M. Paige	194		Comment
DED DEPRM RP STP TE			
✓ Albert J. and Marlene C. Riggio	195		NC
DED DEPRM RP STP TE			
✓ Rikir	196		NC
DED DEPRM RP STP TE			
✓ Benjamin J. and Judy B. Hassan	197		NC
DED DEPRM RP STP TE			
✓ Ronald and Shelley Seff	198		NC
DED DEPRM RP STP TE			

COUNT 8

Stonegate at Patapsco (Azeal Property)  
90476 ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

FINAL TOTALS  
COUNT 9

\*\*\* END OF REPORT \*\*\*

SHA Maryland Department of Transportation  
State Highway Administration

10/10/92  
O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: # 198 (JJS)  
Ronald + Shelley Seff

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it  
does not access a State roadway and is not effected by any State Highway Administration  
projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*David Ramsey* 11/11/92  
John Contestabile, Chief  
Engineering Access Permits  
Division

RECEIVED  
DEC 10 1992  
ZONING OFFICE

My telephone number is \_\_\_\_\_

Typewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-462-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

DPM/Traffic Engineering  
Development Review Committee Response Form  
Authorized signature *David Ramsey* Date *12/18/92*

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Catherine L. Graham	191		12-14-92
DED DEPRM RP STP TE		NIL	
✓ Richard C. and Nancy G. Powell	192		
DED DEPRM RP STP TE		NIL	
Huntington Development Corporation	193		W/L
DED DEPRM RP STP TE			
Nancy E. and David M. Paige	194		M/T
DED DEPRM RP STP TE			
✓ Albert J. and Marlene C. Riggio	195		NC
DED DEPRM RP STP TE			
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COUNT 1

FINAL TOTALS  
COUNT 9

\*\*\* END OF REPORT \*\*\*

Baltimore County Government  
Fire Department

700 East Joppy Road Suite 901  
Towson, MD 21286-5500

DECEMBER 15, 1992 (410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: RONALD SEFF AND SHELLEY SEFF  
Location: #5 VALLEY GATE WAY  
Item No.: \* 198 (JJS) Zoning Agenda: DECEMBER 14, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site  
shall comply with all applicable requirements of the National Fire  
Protection Association Standard No. 101 "Life Safety Code", 1988  
edition prior to occupancy.

REVIEWER: *Carl Jablon*  
Planning Group  
Special Inspection Division

JP/KEK

Rec 12/16/92

Printed on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

December 8, 1992 (410) 887-3353

Ronald and Shelley Seff  
5 Valley Gate Way  
Pikesville, Maryland 21208

Re: CASE NUMBER: 93-184-A  
LOCATION: 5/8 Valley Gate Way, 441' E of c/l Hooks Lane  
5 Valley Gate Way  
3rd Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case  
number. Any contact made with this office should reference the case number. This letter also serves as a  
refresher regarding the administrative process.

1) Your property will be posted on or before December 20, 1992. The closing date (January 4, 1993) is  
the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file  
will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order  
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PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND  
THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE  
FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR  
DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Carl Jablon*  
ARNOLD JABLON  
Director

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director DATE: December 23, 1992  
1992 Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson, LP  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #198  
5 Valley Gate Way  
Zoning Advisory Committee Meeting of December 14, 1992

The Department of Environmental Protection and Resource Management offers  
the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the  
Protection of Water Quality, Streams, Wetlands and Floodplains.

The proposed accessory structures may encroach into the required 25-foot  
wetland buffer in the proposed location. Field delineation of non-tidal  
wetlands is required before final locations of structures is determined and  
before issuance of building permit. Show well and septic locations on  
plat. Contact Mr. Keith Kelley of the Environmental Impact Review  
Division at 887-3980 to schedule a site inspection.

LP:sp

VALLEY/TXTSBP

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

January 12, 1993 (410) 887-4386

Mr. and Mrs. Ronald Seff  
5 Valley Gate Way  
Pikesville, Maryland 21208

RE: Petition for Administrative Variance  
Case No. 93-184-A

Dear Mr. and Mrs. Seff:

I have received for consideration your Petition for Administrative  
Variance to construct two accessory structures (pool and sports court) in  
the side/front yards of your property located at 5 Valley Gate Way in  
Pikesville.

Enclosed please find a copy of inter-office correspondence received  
from the Office of Planning and Zoning and the Department of Environmental  
Protection and Resource Management relative to your request. Kindly note  
that these agencies request that additional information be shown on the site  
plan. Specifically, the plan should be revised to show well and septic  
location, the wetland buffer area and the topography of the property. Kind-  
ly re-submit your plan to my attention to Room 113, Court House, 400 Washing-  
ton Avenue, Towson, Maryland 21204, with this requested information. Upon  
receipt of same, your Petition for Administrative Variance will be evaluated  
and a written decision will be forwarded to you.

Very truly yours,  
*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encls.

*Plan  
resubmitted  
received by  
Joke Moroney  
ok to  
grant  
2/1/93*



(P) Arnold Jablon, Director  
Zoning Administration &  
Development Management

DATE: December 21, 1992

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Ronald Seff Property

INFORMATION:  
Item Number: 198

Petitioner: Ronald and Shelley Seff

Property Size: 3.16 acres

Zoning: RC 5

Requested Action: Variance

Hearing Date: / /

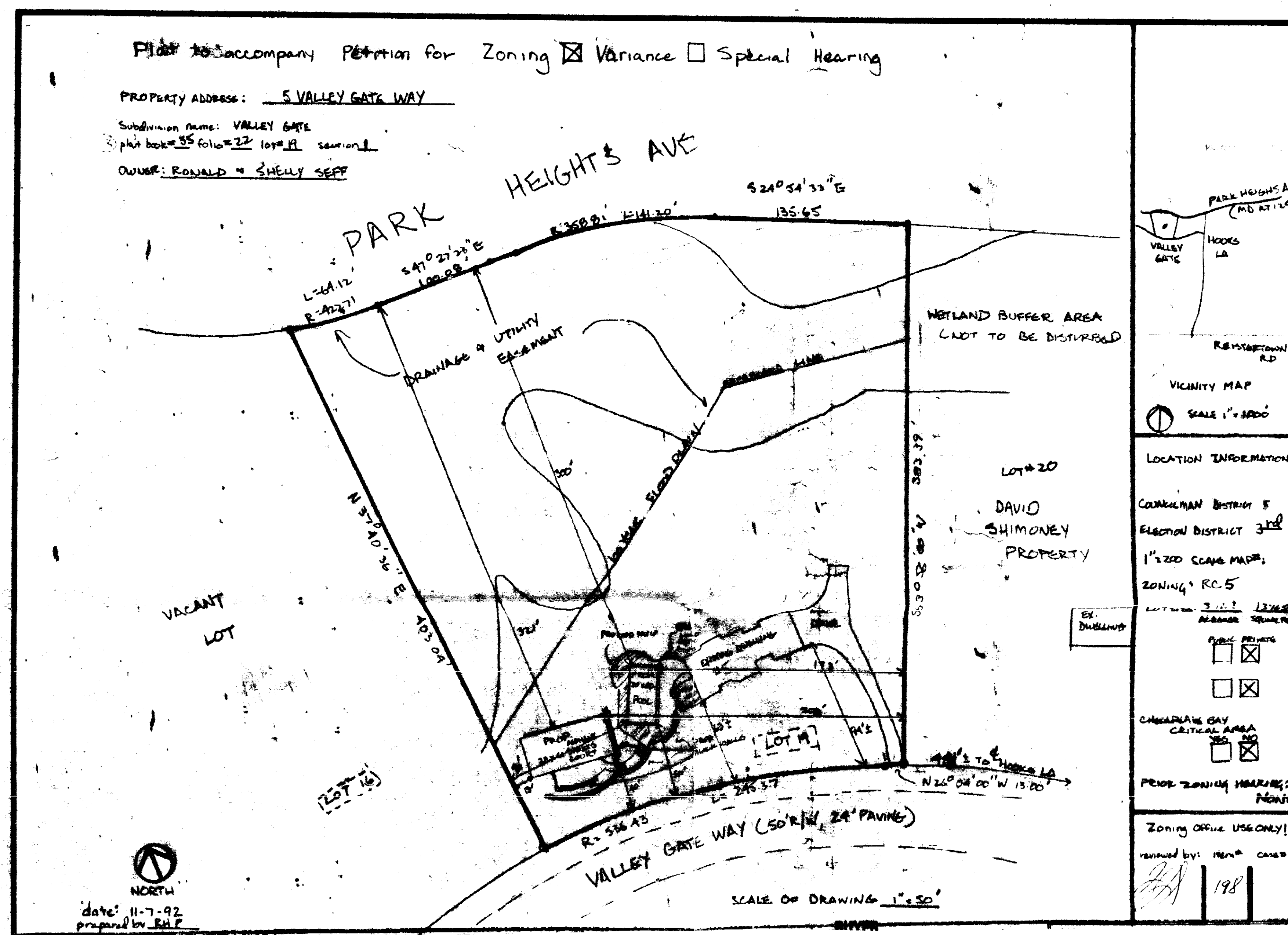
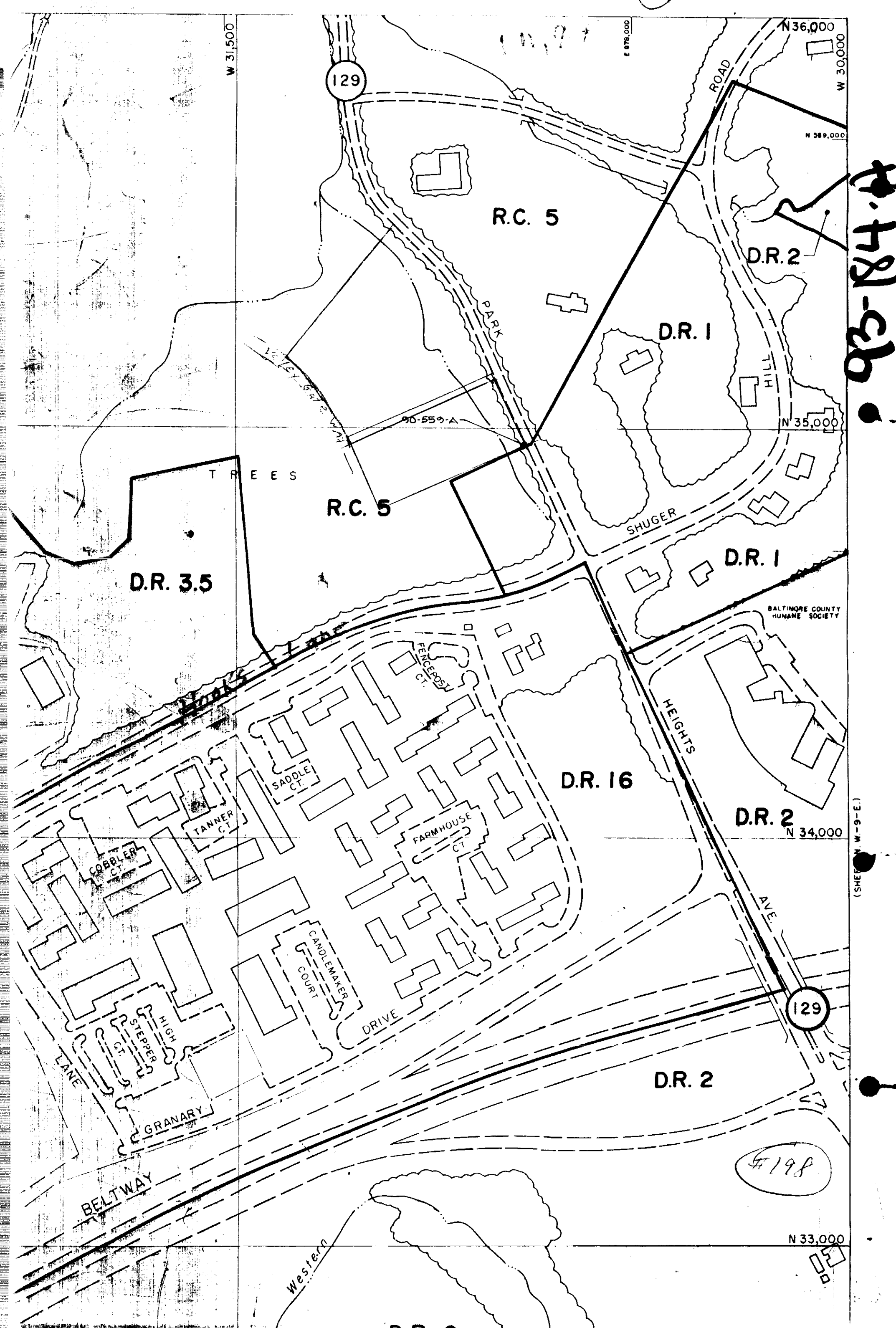
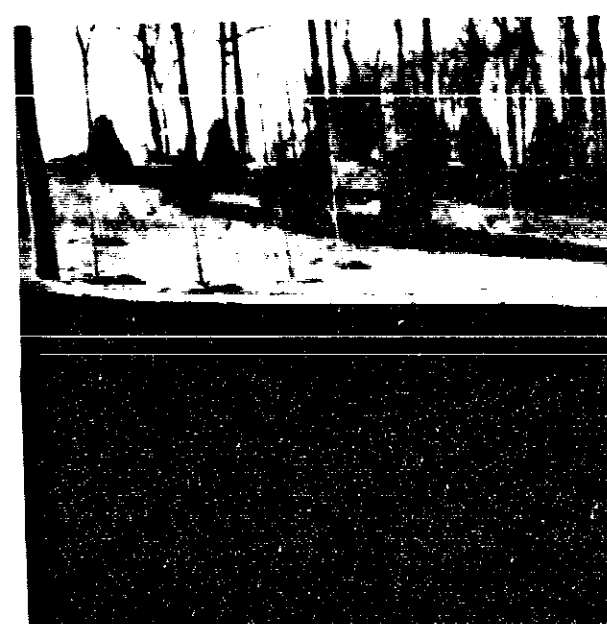
## SUMMARY OF RECOMMENDATIONS

petitioner is requesting a variance to allow two accessory structures (a pool and sports court) to be located in the side/front yard in lieu of the rear yard.

The petitioner's plat does not provide sufficient information to allow for an appropriate review of the request. The plat should be revised to show the septic resource area, the wetland buffer areas and the topography of the property in order to justify the stated hardship.

Prepared by: [www.civildatas.com](#) = [CIVIL DATAS](#) - [CONCRETE DATA BOOK](#) - [FORMULAE AND CALCULATIONS](#) - [DESIGN](#) - [DETAILS](#) - [SPECIFICATIONS](#)

Decision Chief:



USE ONLY!  
CASH

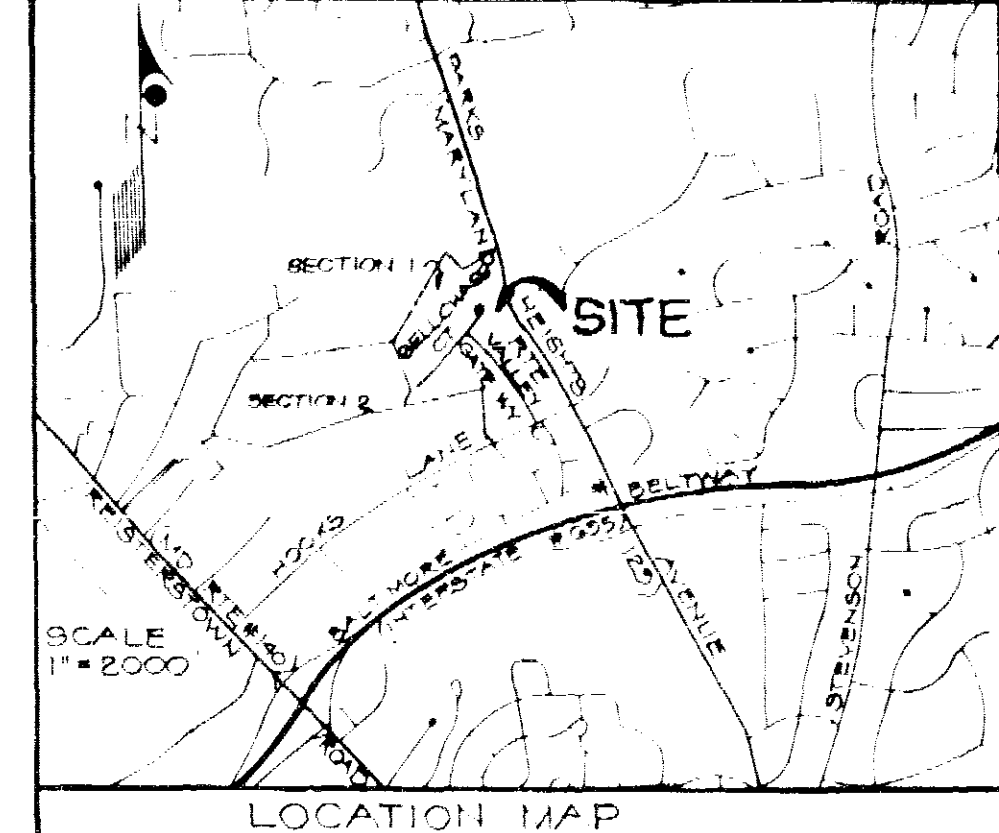
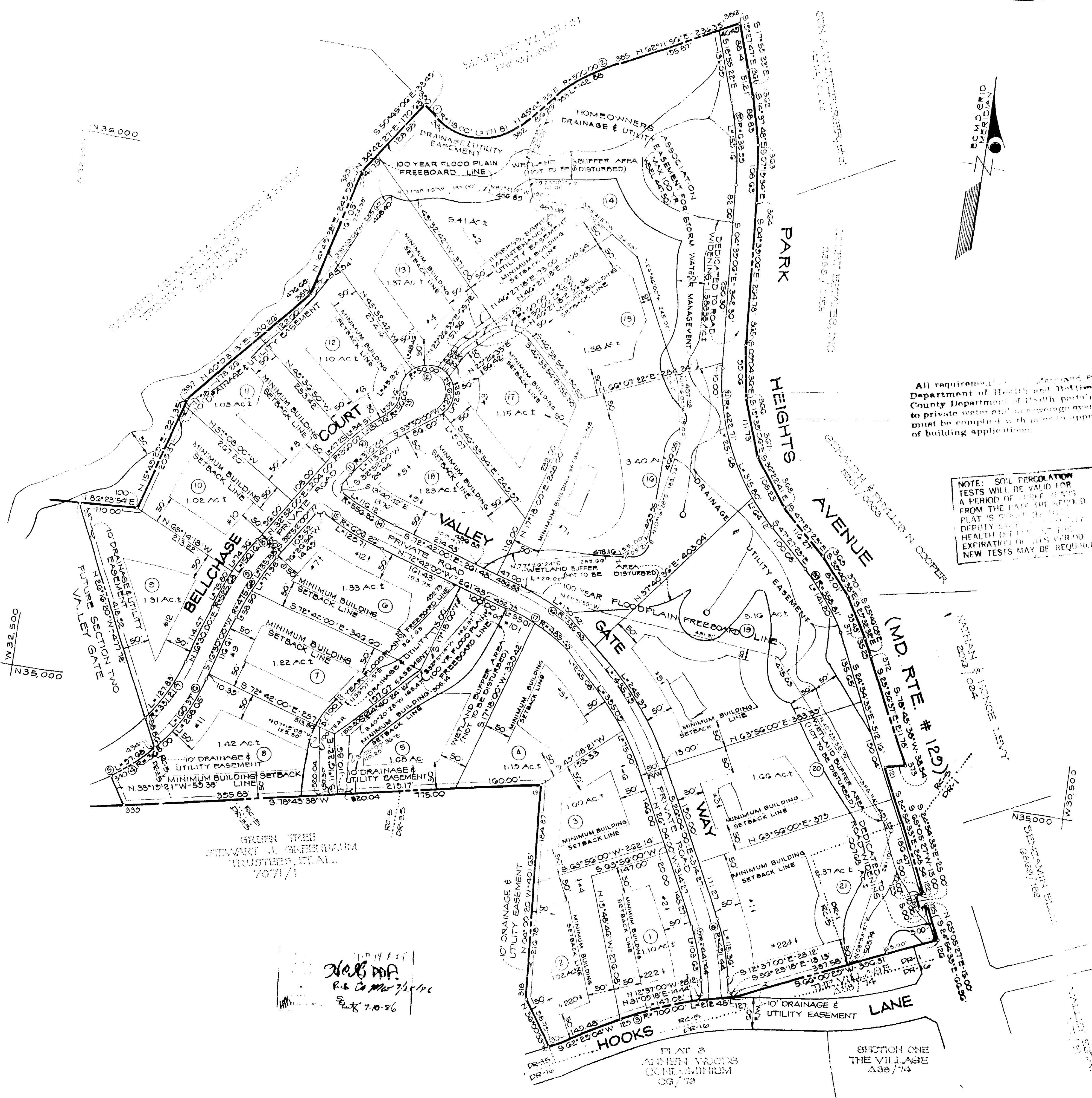
Petitioner & No 1

02-184-A



COORDINATES					
NO	NORTH	WEST	NO	NORTH	WEST
422	34,565.38	31,132.46	367	35,501.52	31,168.38
370	34,144.82	31,133.46	368	35,507.15	31,105.57
362	34,130.35	31,170.64	369	35,428.57	31,020.57
363	34,150.45	31,148.82	370	35,391.70	30,964.04
365	34,274.12	31,153.61	371	35,280.57	30,918.54
378	34,522.45	31,455.65	372	35,246.60	30,903.21
372	34,523.12	31,467.71	373	35,087.55	30,812.22
335	34,771.63	32,247.75	121	35,049.64	30,880.02
340	34,821.24	32,280.38	122	34,854.42	30,745.24
434	34,855.04	32,203.75	123	34,815.11	30,758.24
337	35,313.47	32,418.27	124	34,755.43	30,744.41
100	35,320.38	32,305.45	125	34,801.75	30,734.41
347	35,533.34	32,348.13	126	34,741.02	30,703.91
348	35,702.45	32,052.51	127	34,575.87	31,008.18
349	36,001.56	31,850.91	130	34,442.54	31,401.57
340	36,123.64	31,867.53			
342	36,354.36	31,384.53			
341	36,301.26	31,255.17			
342	36,252.55	31,275.35			
343	36,122.91	31,254.51			
344	36,058.86	31,243.09			
345	35,754.56	31,221.55			
346	35,627.14	31,205.56			

CURVE DATA					
NO	RADIUS	LENGTH	Δ	TAN	CHORD
1	8.00	171.51	83°25'12"	105.18	157.03
2	500.00	142.88	6°22'21"	71.53	142.35
3	700.00	212.45	17°23'21"	107.05	211.64
4	358.00	258.05	40°10'40"	134.55	258.60
5	368.00	271.68	51°12'25"	145.13	271.55
6	328.00	120.37	24°58'11"	61.48	119.11
7	351.21	127.83	22°09'47"	64.72	127.04
8	323.97	150.16	16°22'00"	75.60	149.65
9	415.68	138.68	16°22'00"	68.41	138.42
10	360.07	131.74	20°58'00"	66.63	131.03
11	310.27	113.47	20°58'00"	57.37	112.85
12	50.00	209.44	24°00'00"	66.60	50.00
13	50.00	58.92	20°00'00"	28.87	50.00
14	50.00	112.12	11°57'39"	58.88	115.51
15	50.00	125.71	12°15'30"	65.10	125.46
16	535.43	435.72	46°38'00"	230.28	423.86
17	485.43	555.25	46°38'00"	209.23	341.28
18	451.44	115.36	13°27'00"	57.56	115.10
19	441.44	103.23	13°27'00"	52.05	103.33
20	556.61	141.20	22°32'50"	71.53	140.29
21	422.71	315.60	42°48'17"	165.28	308.51
22	638.22	150.16	14°16'16"	75.55	158.75



- GENERAL NOTES**
- AREA OF TRACT: 40.33 AC.
  - EXISTING ZONING: DR-1
  - PRESENT USE: WOODLANDS & AGRICULTURAL
  - PROPOSED USE: SINGLE FAMILY DETACHED UNITS
  - NUMBER OF DENSITY UNITS ALLOWED: 26
  - NUMBER OF DWELLING UNITS PROPOSED: 21
  - MINIMUM AREA OF LOTS: 1.00 AC.
  - ALL DWELLINGS UNITS WILL BE BUILT
  - NUMBER OF PARKING SPACES REQUIRED: 42
  - NUMBER OF PARKING SPACES PROVIDED: 42
  - OPEN SPACE REQUIRED: NONE
  - OPEN SPACE PROVIDED: NONE
  - ALL DRIVEWAYS AND PARKING AREAS TO BE PAVED WITH A DURABLE DUSTLESS SURFACE (TAR & CHIP PAVING)
  - WATERSHED NO. 27
  - PUBLIC WATER & SEWER NOT AVAILABLE
  - DRAINAGE AREA: JONES FALLS WATERSHED
  - THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE
  - PAVEMENT DRIVES WILL BE MAINTAINED BY THE OWNERS OF THE PROPERTIES SERVED
  - TOTAL AREA OF ROAD DEDICATION: 140 AC
  - WATER APPROPRIATION PERMIT: 140 GPM
  - PROPOSED GRADING WILL BE LIMITED TO THE HOUSE AND DRIVEWAY LOCATIONS AND SUCH AREAS IMMEDIATELY ADJACENT AS REQUIRED TO PROVIDE POSITIVE DRAINAGE
  - THE DEVELOPER IS TO MAKE EVERY REASONABLE EFFORT TO PROVIDE MAIL AND REFUSE SERVICES ALONG PANHANDLE DRIVES IF EFFORT FAILS, TRASH & MAIL PAD AREAS WILL BE PROVIDED REFUSE TO BE COLLECTED BY BALTIMORE COUNTY
  - ALL RIGHTS OF WAYS, EASEMENTS, RESERVATIONS, FLOOD PLAINS, ETC. TO BE DEDICATED TO BALTIMORE COUNTY
  - HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR THE DEDICATION TO BALTIMORE COUNTY, MARYLAND THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST
  - RECORDING OF THE PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT
  - THE PLAT MAY EXPIRE IN ACCORDANCE WITH PROVISIONS OF SECTION 22-28, BILL #50-68
  - THE RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY
  - THE INFORMATION SHOWN MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT
  - ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING & ZONING AND THE DEPARTMENT OF PUBLIC WORKS
  - DATE OF C.R.S. APPROVAL: MAR. 19, 1986
  - DEED REF: EHK, JR. 7222/024
  - VALLEY GATE LIMITED PARTNERSHIP
  - GAYLORD BROOKS REALTY
  - GENERAL PARTNERSHIP
  - PO BOX 153
  - PHOENIX, MARYLAND 21131
  - NOTE: LOT 8 MUST CONNECT TO PUBLIC SEWER WHEN IT BECOMES AVAILABLE.

**SECTION ONE**  
**VALLEY GATE**  
**3RD ELECTION DISTRICT**  
 BALTIMORE COUNTY, MARYLAND  
 SCALE: 1"=100'

FOR  
 OWNER/DEVELOPER  
 RICHARD A. MOORE  
 GAYLORD BROOKS REALTY, CO  
 PO BOX 153  
 PHOENIX, MARYLAND 21131

**93-184-A**  
**KIDDE CONSULTANTS, INC.**  
 ENGINEERS • ARCHITECTS • PLANNERS  
 1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21204  
 PHONE (301) 321-5500  
 COMPUTER C.F. DRAWN T.L.S. CHECKED T.D. J.O. 01-76055

APPROVED OFFICE OF PLANNING & ZONING  
 DATE: 1/12/86  
 DIRECTOR: *Thomas E. Lord*

DEPARTMENT OF PUBLIC WORKS  
 DATE: 1/12/86  
 COUNTY ENGINEER: *John L. Smith*

NOTE:  
 STREETS AND ROADS SHOWN HEREON AND EASEMENTS THEREON IN DEVELOPMENT ARE FOR PURPOSES OF DEDICATION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE LAND THEREON IS EXPRESSLY RESERVED TO THE GRANTOR OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

NOTE:  
 COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO BY THE SYSTEM OF COORDINATES LISTED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:  
 BCMD 13187 N 35611.44 W 31183.22  
 BCMD 13186 N 35338.43 W 30934.32

OWNERS CERTIFICATE  
 THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 2-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.  
 William R. Pyrd 5/29/86  
 OWNER: WILLIAM R. PYRD (PREP)

SURVEYORS CERTIFICATE  
 THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 2-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.  
 John Smith 5/29/86  
 REGISTERED LAND SURVEYOR: NO. DATE

